

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. and Mrs. Thomas A. Lewis
(Address) 931 Colonial Drive
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETEEN THOUSAND AND NO/100 (\$119,000.00) DOLLARS

to the undersigned grantor, GROSS BUILDING COMPANY, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

THOMAS A. LEWIS and wife, AMY E. LEWIS

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 84, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10 page 84 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Colonial Drive as shown by plat.
Public utility easements as shown by recorded plat, including a 7.5 foot on the rear.

Restrictions, covenants and conditions as set out in instrument recorded in Real 133 page 540 as corrected in Real 181 page 663 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$89,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$30.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 7.00
TOTAL 34.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it Vice President, Alvin Gross who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of June 19 89 .

ATTEST

GROSS BUILDING COMPANY, INC.

By

Alvin Gross
Vice - President, Alvin Gross

Secretary

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA

COUNTY OF

SHELBY

89 JUN 19 11 8:41

I, the undersigned, Alvin Gross, a Notary Public is and for said County in said State, hereby certify that Alvin Gross whose name as Vice - President of GROSS BUILDING COMPANY, INC. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this is 15th day of June 19 89

1/25/90

My Commission Expires

Notary Public